\$309,000 - 9527 98 Avenue, Grande Prairie

MLS® #A2249532

\$309,000

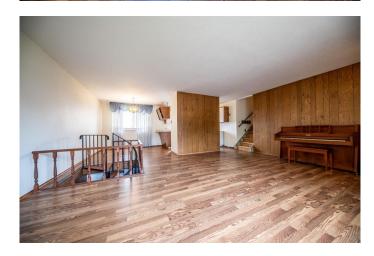
3 Bedroom, 2.00 Bathroom, 1,176 sqft Residential on 0.18 Acres

Smith., Grande Prairie, Alberta

Step into a home built with love and ready to write its next chapter! This beautifully maintained, one-owner custom-built residence was thoughtfully designed for family livingâ€"and now, it's waiting to welcome yours. Boasting 3 spacious bedrooms (with the potential to easily restore a 4th bedroom on the third level) and 2 bathrooms, this 1176 sqft home blends timeless vintage charm with solid, modern updates. You'll immediately notice the prestine laminate flooring and a layout that offers incredible versatilityâ€"including two cozy living rooms, one featuring a kitchenette ideal for a mother-in-law suite, teen hangout, or wet bar. A standout feature? The efficient wood stoveâ€"strategically placed to warm the entire house and accessed via a spiral staircase. Not only will it keep you cozy all winter long, but it's also a fantastic way to slash those heating bills. The south-facing backyard is a gardener's project, with mature perennials, fruit trees and a large garden space perfect for growing, harvesting, and canning your own produceâ€"especially with the built-in cold storage room just steps away. Additional highlights is a new roof (installed just 1.5 years ago), carport to protect your vehicle from the elements and tons of character with vintage finishings that make this home truly one-of-a-kind. Come see the potential for yourselfâ€"book your private showing today!







Essential Information

MLS® # A2249532 Price \$309,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,176
Acres 0.18
Year Built 1968

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 9527 98 Avenue

Subdivision Smith.

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V 0N8

Amenities

Parking Spaces 3

Parking Attached Carport, Off Street, Parking Pad

Interior

Interior Features See Remarks

Appliances Dishwasher, Refrigerator, Stove(s)

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Basement, Wood Burning Stove

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Back Yard, Garden

Roof Shingle Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed August 18th, 2025

Days on Market 72 Zoning RG

Listing Details

Listing Office Grassroots Realty Group Ltd.

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